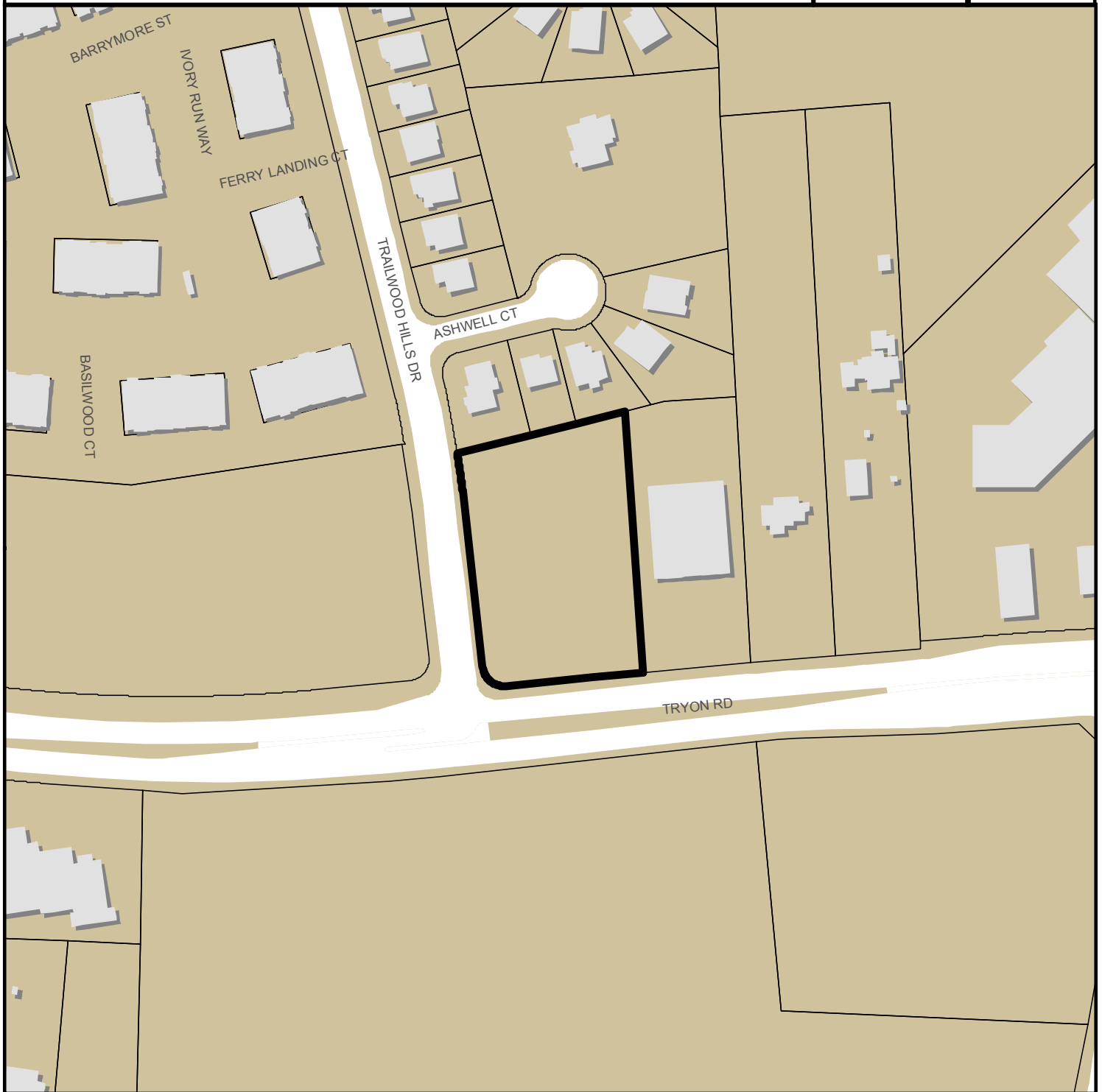


TRYON ROAD TOWNES S-11-2015



0 245 490 Feet

Zoning: **CUD-NB, SRPOD**

CAC: **Southwest**

Drainage Basin: **Walnut Creek**

Acreage: **1.32**

Number of Lots: **13**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Swift Creek, LLC**

Phone: **(757) 873-0011**





Planning & Development

S 11-2015

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals				FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**		<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision		Transaction Number 424105 Assigned Project Coordinator Shankle Assigned Team Leader Lemetta	
* May require Planning Commission or City Council Approval ** Legacy Districts Only					
Has your project previously been through the Due Diligence process? If yes, provide the transaction #					
GENERAL INFORMATION					
Development Name 2828 Tryon Townes					
Proposed Use Townhouses					
Property Address(es) 2828 Tryon Road Raleigh NC 27603					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 07924506692					
P.I.N. Recorded Deed DB 12794 PG 2636		P.I.N. Recorded Deed		P.I.N. Recorded Deed	
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:					
PRELIMINARY ADMINISTRATIVE REVIEW		Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Proposed site does not meet any of the conditions 1-21 of 10-2132.2.b.			
PLANNING COMMISSION		Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.			
CLIENT (Owner or Developer)		Company: Swift Creek LLC		Name (s): Lewis A McMurran III	
		Address 729 Thimble Shoals Boulevard Suite 6C Newport News, VA			
		Phone: 757.873.0011		Email: lewis@whywestmoreland.com	
CONSULTANT (Contact Person for Plans)		Company Mulkey Engineers & Consultants		Name (s) Patrick Perez	
		Address 6750 Tryon Road Cary, NC 27518			
		Phone 919-858-1845		Email pperez@mulkeyinc.com	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) CUD NB	Proposed building use(s) Townhouses
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District SRPOD	Proposed Building(s) sq. ft. gross 21,593
Total Site Acres 1.32 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 21,593
Off street parking Required 33 Provided 37	Proposed height of building(s) 40'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 37.5%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-104-99	

Stormwater Information

Existing Impervious Surface 10,742 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 37,461 square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. Future land use plan shows this area as Office & Residential Mixed use. The proposed site is Townhouses (residential) and it is adjacent to an existing office building use.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots 13 Detached 0 Attached 13	11. Total number of all lots 14
2. Total # Of Single Family Lots 0	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 13	d) Total number of Open Space Lots
8. Bedroom Units 2br-13	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10	f) Total Number of Phases
10. Total number of Open Space (only) lots 1	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Patrick Perez to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 1/29/2015
 Signed _____ Date _____

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan <i>22 acres</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

offer to purchase

**Wake County Public School System
New Residential Development Notification**

Date of Application 1.30.2015
Developer Lewis McMurrin III Phone number _____
Developer's Representative Patrick Perez - Mulkey Engineers Phone Number 919.858.1845
Fax Number 919.851.1918 E-mail address pperez@mulkeyinc.com
Name of residential development 2828 Tryon Townes
Location address 2828 Tryon Road Raleigh NC 27603
If no address, located on _____ between _____ and _____
REID(s) 0277168
PIN(s) 0792450692 Total acres 1.32

Lot-by-lot developments

Number of single family lots proposed 13
Number of two family lots proposed 0
Number of three family lots proposed 0

There is a correlation between the size of housing and the number of school children added to the system. Could you estimate the range of how large the dwelling units in your subdivision will be, either in square feet or in number of bedrooms?

Sq. ft. _____ Bedrooms 2

Phasing - How many dwelling units do you anticipate will be constructed each year? 13

Attached and multi-family dwelling units

Number of 2 bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 13 Future years _____

Number of 3 bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 _____ Future years _____

Number of 4 or more bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 _____ Future years _____

What is your target market?

Empty nesters or senior housing ☐ Move-up buyers with young children ☐
First-time homebuyers ☒ Move-up buyers with older children ☐

THIS SECTION TO BE COMPLETED BY LOCAL GOVERNMENT STAFF

PLEASE FAX TO: Laura Evans or Judy Stafford of Wake County PUBLIC SCHOOL SYSTEM AT 919-850-1671

- AND -

FAX or EMAIL TO: Mike Ping of Wake County PLANNING DEPARTMENT AT (919) 856-6184 or mike.ping@wakegov.com

Contacts: WCPSS Laura Evans 919-713-0652 or Judy Stafford 919-850-1636 and WCPD Mike Ping 919-856-6386.

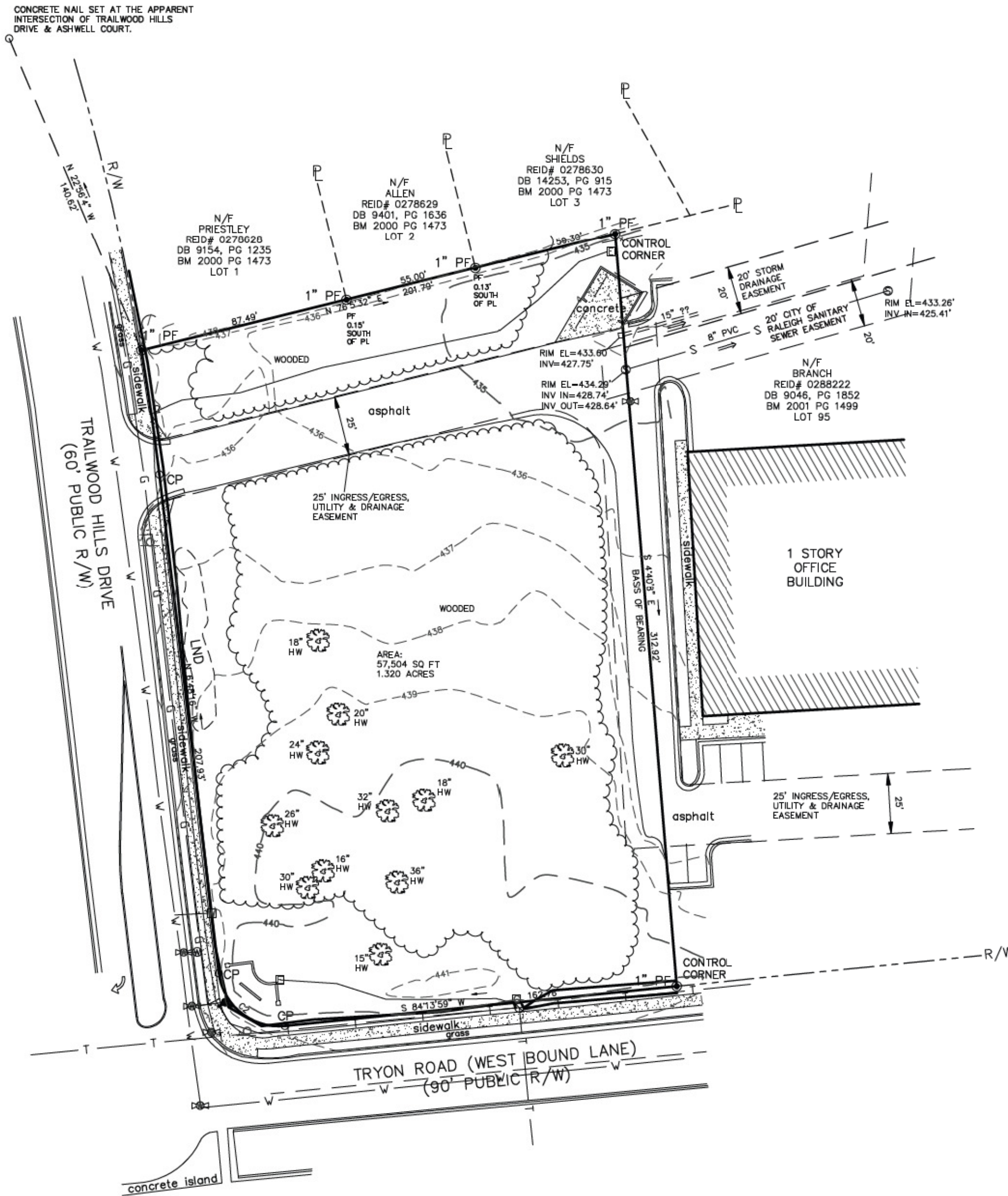
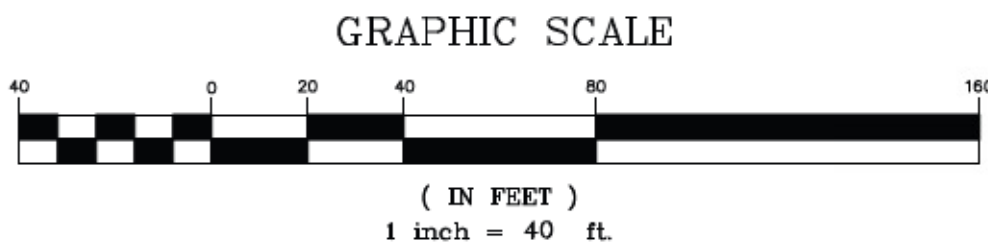
Date faxed _____ By _____



VICINITY MAP
(NOT TO SCALE)

- NOTES:
1. SURVEY COMPLETED 1-6-15.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
 3. ADJOINING OWNERS TAKEN FROM DEEDS OF RECORD, AND TAX RECORDS.
 4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OR OTHER ENCUMBRANCES THAT A DETAILED TITLE SEARCH MAY DISCLOSE.
 5. ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.
 6. AREA CALCULATED BY COORDINATES.
 7. VERTICAL IS BASED ON NAD83 US SURVEY FEET BY GPS.
 8. NO CEMETERIES OR LANDFILLS OBSERVED ON THE SUBJECT PARCEL.
 9. THIS PROPERTY DOES CONTAIN FLOOD HAZARD AREA'S DESIGNATED BY FEMA, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #0792 MAP #3720079200J, DATED 05/02/06, CID 370243.

- LEGEND:
- PF IRON PIPE FOUND
 - CP COMPUTED POINT
 - R/W RIGHT OF WAY
 - P PROPERTY LINE
 - W WATER METER
 - F FIRE HYDRANT
 - V WATER VALVE
 - M WATER MANHOLE
 - S SANITARY MANHOLE
 - S SANITARY LINE
 - S SIGN
 - X WOODEN FENCE
 - X STORM INLET
 - S STORM PIPE
 - T POWER POLE
 - T OVERHEAD POWER
 - C CABLE PEDESTAL
 - E ELECTRIC BOX
 - LND LANDSCAPE AREA
 - HW HARDWOOD TREE



I, ANTHONY S. DIBONA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF JANUARY, 2015.

ANTHONY S. DIBONA, PLS

L-3967

PARCEL INFORMATION
DB12794 PG2636
PIN# 0277168
REID# 0277168
ADDRESS: 2828 TRYON ROAD
RALEIGH, NC, 27603

BOUNDARY
zone, inc.
LAND SURVEYING SERVICES
APEX, NORTH CAROLINA: (919) 363-9226
FAX: (919) 363-9228 WWW.BOUNDARYZONE.COM

APEX
2205 CANDUN DRIVE SUITE C
APEX, NORTH CAROLINA 27523
ATLANTA
235 PEACHTREE ST. NE, SUITE 400
ATLANTA, GEORGIA 30303
BUPORD
4195 SOUTH LEB STREET, SUITE 1
BUPORD, GEORGIA 30518

PROJECT
R14925-01
SHEET
1 OF 1

BM2001
PG1499
NORTH
SCALE
1" = 40'

TOPOGRAPHICAL SURVEY
PREPARED FOR **SWIFT CREEK LLC**
SWIFT CREEK TOWNSHIP,
WAKE COUNTY, NORTH CAROLINA - 1/6/15

MULKEY
ENGINEERS & CONSULTANTS
PO BOX 33127
RALEIGH, NC 27602
(919) 851-1912 (CELL)
(919) 851-1918 (FAX)
(919) 851-1919 (VOICE)
FIRM LICENSE NO. C-1021

DO NOT USE
FOR CONSTRUCTION

2828 TRYON ROAD
TOWNHOUSE COMPLEX

WESTMORELAND DEVELOPMENT CO.
729 THIMBLE SHOALS BLVD., SUITE 6-C
NEWPORT NEWS, VA 23606

REVISIONS		REMARKS
NO.	DATE	
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

PROJECT NO: 2014095.00

DRAWN BY: DFB
DWG. CHECKED BY: PCP
SCALE: SEE PLAN
DATE: 01-23-2015

EXISTING
CONDITIONS

C-100

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH, PUBLIC DEPARTMENT / TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT SHALL BE:
A. REBECCA DUFFY, 919-996-4091 OR REBECCA.DUFFY@RALEIGHNC.GOV
B. TERRY PHINIZY, 919-996-4035 OR TERRY.PHINIZY@RALEIGHNC.GOV
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF SITE REVIEW AND/OR BUILDING PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO MULKEY INC. BY BOUNDARY ZONE INC. SURVEY CO. IN APEX, NORTH CAROLINA IN DIGITAL FORMAT.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HYAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

RIGHT OF WAY NOTES:

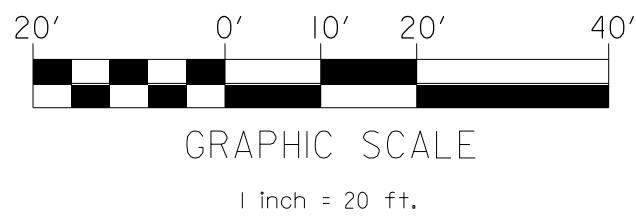
- TRYON ROAD RIGHT-OF-WAY: DUE TO FUTURE WIDENING OF TRYON ROAD THE EXISTING FIVE FOOT (5') SIDEWALK IS PROPOSED TO REMAIN IN PLACE. A FEE-IN-LIEU FOR THE ADDITIONAL ONE FOOT (1') WIDTH SHALL BE PROVIDED.
- TRYON ROAD STREET TREES: DUE TO FUTURE WIDENING OF TRYON ROAD, STREET TREE PLANTINGS SHALL BE LOCATED ON PRIVATE PROPERTY IN PLACE OF EITHER RIGHT-OF-WAY PLANTINGS OR A FEE-IN-LIEU PAYMENT.
- TRAILWOOD HILLS DRIVE TREES: DUE TO EXISTING BUILT CONDITION AND REQUEST FROM ADJOINING NEIGHBORHOOD TO MATCH NEARBY PROPERTIES, STREET TREE PLANTINGS SHALL BE LOCATED ON PRIVATE PROPERTY IN PLACE OF EITHER RIGHT OF WAY PLANTINGS OR A FEE-IN-LIEU PAYMENT.
- TRAILWOOD HILLS DRIVE RIGHT-OF-WAY: SIX FOOT (6') SIDEWALK SHALL BE PROVIDED ALONG THE FRONTAGE OF THE SUBJECT PROPERTY.
- NO SLOPE EASEMENT IS PROPOSED FOR EITHER TRYON ROAD OR TRAILWOOD HILLS DRIVE. THE ADDITIONAL RIGHT-OF-WAY DEDICATIONS SHALL BE GRADED TO ACCOMMODATE KNOWN FUTURE WIDENING.

TRAILWOOD HILLS DRIVE
60' PUBLIC RIGHT OF WAY
BOM 2001 PG 1499
"NEIGHBORHOOD STREET" PER COR STREET TYPOLOGY MAP

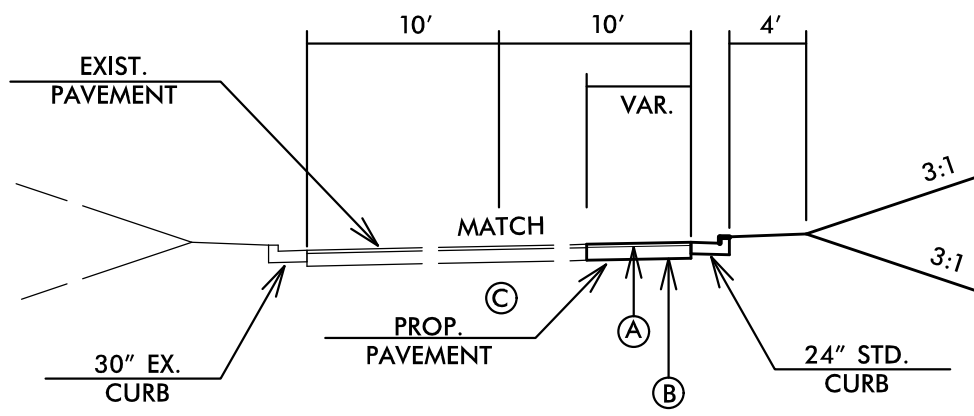
PROPOSED RIGHT OF WAY (1/2 OF 64')

EX. RIGHT OF WAY

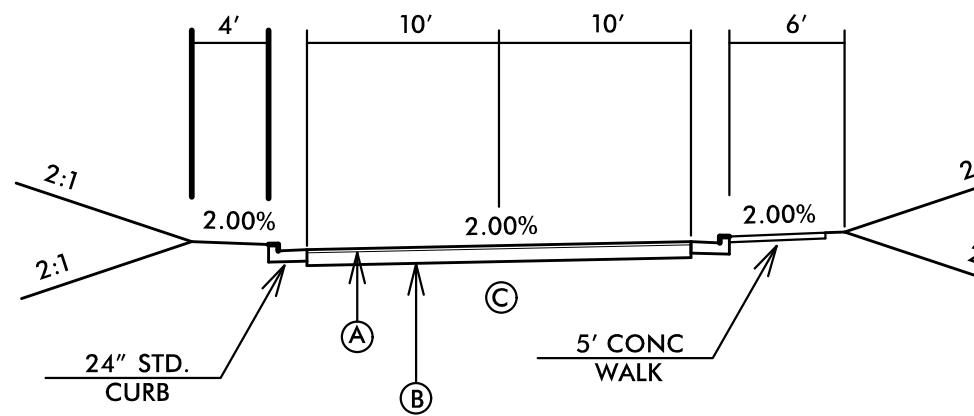
SR 1009 TRYON ROAD
PUBLIC RIGHT OF WAY VARIES
BOM 2004 PG 1009
"PRIMARY STREET" PER COR STREET TYPOLOGY MAP



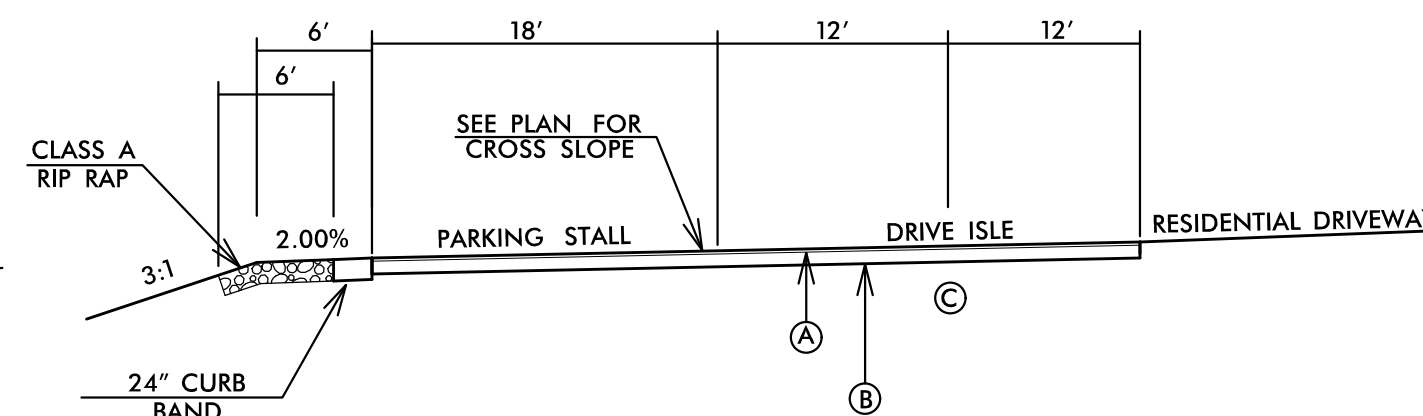
SHARED DRIVE



ENTRANCE DRIVE



DRIVE ISLE



- Ⓐ 2-1/2" I-2 (ASPHALT INSTALLATION IN TWO APPLICATIONS: 1-1/2" & 1")
Ⓑ 8" ABC
Ⓒ COMPACTED SUBGRADE

MULKEY
ENGINEERS & CONSULTANTS
PO BOX 33127, 27636-3127
(919) 851-1191
(919) 851-1912 FAX
FIRM LICENSE NO. C-1021

DO NOT USE
FOR CONSTRUCTION

2828 TRYON ROAD
TOWNHOUSE COMPLEX

WESTMORELAND DEVELOPMENT CO.
729 THIMBLE SHOALS BLVD., SUITE 6-C
NEWPORT NEWS, VA 23606

NO.	DATE	REVISIONS	
		REVISIONS	REMARKS
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

PROJECT NO: 2014095.00

DRAWN BY: DFB
DWG. CHECKED BY: PCP
SCALE: SEE PLAN
DATE: 01-23-2015

SITE
PLAN

C-200